

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 24, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:02 PM

Meeting Location: City Hall, Council Chambers, 1 S Huron St.

Commissioners Present: Anne Stevenson, Hank Prebys, Mike Davis, Jr., Ron Rupert,
Jane Schmiedeke

Commissioners Absent: Alex Pettit, Erika Lindsay

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Recording Secretary

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Prebys) moves to approve the agenda as amended to
add study items for 31 N Washington and 215 S Washington.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

39 E Michigan

**Application is for lighting, signage & awning installation.*

Applicant: William (Bill) Atkinson, Representative for Lendlease, Applicant –Present

Discussion: Stevenson: States that the HDC should look at each of the four items
individually, beginning with the awnings. Asks the applicant to confirm if the
awnings are to be changed to a solid red.

Atkinson: States that the owners are wishing to change from the striped
awnings to solid red awnings in Benjamin Moore exotic red. States that this
is part of a rebranding of KFC (the owners of the building).

Prebys: Asks if the material of awning will be the same.

Atkinson: States that it is the same. Most of it is metal, but some of it is fabric. Metal prevents rain from seeping through and means less wear than fabric.

Stevenson: States she has no problem with that. (Rest of commission confirms that they have no problem thus far.) Asks if the striped pyramid shroud on the tower and the metal cap will be removed.

Atkinson: States it will be removed.

Davis: Asks if the fascia board will be lit internally.

Atkinson: States that it will be lit by exterior lighting, which will be shrouded to keep the area dark sky compliant.

Davis: States that it will not be back lit and coming through like the current sign. Asks if it will be more solid.

Atkinson: Confirms it will be more solid.

Stevenson: Asks commission if they are okay with the removal of the pyramid. (Commission confirms.)

Stevenson: States the HDC has concerns about lighting.

Atkinson: States that they will amend their drawings for building permitting to reflect the shrouds. They will be installed on light fixtures E2, E1, and M3 (on drawing) to fulfill the dark sky comply requirements. The lighting will be shielded so that light is directed and not spread.

Stevenson: References spec sheets in packet for the shields.

Atkinson: States that lighting is not changing, but shields are being added, and that this would typically be done.

Davis: Notes that in the application, lights are changing from halogen to LEDs and will be a color temp of 3000k, which is the highest the HDC allows. Asks Atkinson to remind contractors of the temperature limit of lights (nothing above 3000k).

Stevenson: Asks for any more questions regarding lighting. (Nothing from commission.) States the plans indicate the exterior will be pressure washed as needed.

Atkinson: States the building will be power washed, as part of a new facelift and rebranding, but the character of the building will not be damaged.

Rupert: States the brick is porous and not a solid brick. Recommends no power washing of the building because of the porous bricks. Water will be trapped in the bricks and will cause them to spall. HDC highly recommends not pressure washing, but to use garden hose pressure.

Atkinson: Asks if company can look for alternative way to clean the exterior of building. (Commission confirms.)

Motion: Davis (second: Prebys) moves to approve the work at 39 E Michigan to include the removal of the striped pyramid shroud and the tower metal wall coping cap at the front of the building. Work to also include the replacement of the existing striped awnings with solid red awnings in Benjamin Moore exotic red paint color; the installation of new LED floodlights with glare shields; and wall pack LED lights under the new awnings. All lights will have LEDs no greater in temperature than 3000k. Work shall not include pressure washing and will include patching and repair as needed. Building should be cleaned with garden hose pressure only.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

10 S Huron, Apt 2N

**Application is for window installation.*

Applicant: Jeff Kuhns, Applicant –Present

Discussion: Stevenson: States that windows of this nature have already been approved at this location. Asks if there are any questions for this application. (Commission confirms approval.)

Motion: Prebys (second: Schmiedeke) moves approval for the work at 10 S Huron, Apt 2N for the replacement of the three north windows on the front of the 2nd story with Pella 850 series aluminum-clad wood double-hung windows. The windows are to be finished in cranberry in color.

Secretary of the Interior Standards:

#6- Repair, don't replace. Replacements shall match original.

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion Carries.

56 N Huron

**Application is for door replacement.*

Applicant: Amanda Gayton, Applicant – Present

Discussion: Gayton: Offers pictures of the replacement doors that did not make it to the commission. States that the wood one is the front door and the two metal are for the back.

Prebys: Asks what color the paint is for the steel doors.

Gayton: Paperwork was included that had the paint chips, one in ocher and another one in off white.

Motion: Prebys (second: Rupert) moves to approve the work at 56 N Huron for the replacement of the front door with a solid wood door to be custom made from Simpson Door Co. Door to match the original in size, with a flat panel below, and the top third is a glass panel. The rear doors to be replaced with hollow metal doors also to fill the existing opening. The upper door will have a window to match the current configuration. The front door to be finished in an ochre factory finish, the metal doors to be finished in grey and/or the color named moonrock. A glass panel will be added in the upper section of the steel doors.

Secretary of the Interior Standards:

#6- Repair, don't replace. Replacements shall match original.

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion Carries.

214 N Huron

**Application is for fence installation.*

Applicant: Cheryl Farmer, Applicant – Present

Discussion: Farmer: Demonstrates to commission how the fence will look using pictures from the packet.

Schmiedeke: Asks if posts will be obscured and what material they will be made of.

Farmer: Responds that fence will be made of iron with cast iron fence elements, painted with Rustoleum satin finish in hunter green.

Prebys: Asks for confirmation that fence will not be going on the front walk.

Farmer: Confirms the fence will not go on front walk, but there will be a small decorative piece

Davis: Asks if fence will be put up in the fall or spring.

Farmer: States fence will hopefully be put up in the fall.

Motion: Davis (second: Schmiedeke) moves to approve the work at 214 N Huron for the installation of the historic cast iron fence in the front yard as depicted in the site plan submitted with the application dated October 11, 2017. The fencing will be painted in Rustoleum satin finish in hunter green.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

215 W Michigan

**Application is for sign installation & painting.*

Applicant: Joe Licavoli, Applicant – Present

Discussion: Licavoli: States that the Maurer's will keep the top half of the building the same color and paint the bottom half a beige.

Stevenson: Asks what the square footage of the sign will be.

Kochanek: States that the sign cannot be the 81 sq ft. as originally requested.

Licavoli: States they are not doing the "Igniting Innovation" but "Spark East Innovation Center". They are doing the top option (from the application). They will produce new white vinyl lettering for the Spark East Innovation sign that qualifies regarding size. (Must be under 60 sq ft.)

Davis: Asks if alternating colors will be in squares/rectangles.

Applicant: States that colors are more like stripes.

Motion: Davis (second: Rupert) moves to approve the work at 215 W Michigan to include the installation of the new white vinyl channel letters sign stating "Spark East Innovation Center". The signboard is to be painted as depicted in the application dated October 10, 2017 in Sherwin Williams paint in spring meadow green, Fresh Lime, St. Patrick, Seaport Blue, Fresh scent green and Cayman lagoon and additionally a beige that's found on the cut sheet dated October 24, 2017. The work shall also include painting of the lower half of

the building in a beige color as depicted in the cut sheet dated October 24, 2017. The sign shall not exceed 60 square feet as per ordinance.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEMS

211 Maple

Applicant: Jennifer Boehme, Applicant – Not Present (represented by Jim Dacker)

Discussion: Dacker: States that he wishes to install a permanent picket fence along the left side of the house (from the house looking at the street), which would eventually be expanded around the house, but not until he make plans for a garage behind the house. He currently wants to connect the fence to the neighboring fence. The plan is to include a wire fence for a dog, which would be removed when the permanent fence is completed. The fence would be up the hill in the front yard, behind a rose bush and in front of a tree.

Schmiedeke: Asks what would be wood and what would be wire.

Dacker: The wood fence will be in front and around the house; wire as temporary fence behind house.

Prebys: States wood fence would need to be painted with an opaque stain and/or solid paint.

Dacker: States that he believes it is better to paint treated wood after the second year.

Prebys: States that HDC prefers not to wait until the second year because people often forget to stain or paint wood.

Stevenson: States that the issue with the back fence is its temporary nature. Fears that temporary fence could become permanent.

Davis: States that twisted wire fencing is approved by commission, with loops in it, but field wire fences would not be approved.

Prebys: States that a fence fact sheet can be found online, with alternatives to field fencing.

Dacker: States wire fence would not be visible from the road. Adds that there will be a gate along the fence. Asks if it is okay that the fence will not be completed on the opposite side of the house. (Commission confirms it is okay.) States he is wishing to build a floating deck near the house. Deck will be placed there because there is a crushed gravel pad located there already, its 10 inches deep into the ground.

Stevenson: States to be sure to check with the building department to make sure there are no zoning issues for a detached accessory structure.

Dacker: Asks what potential concerns there may be.

Rupert: States that the HDC's primary concern would be the material it is made of.

Prebys: Asks what keeps animals from going under the deck.

Rupert: States there will need to be a skirting around the bottom of the deck. States that any wood needs to be finished.

Dacker: The joist will be on the ground which would prevent animals from getting underneath. The front will have steps all the way around. The sides will require a cedar lattice to keep critters out.

Rupert: Adds that if applicant does a cedar lattice that the skirting should be framed on all four sides.

Schmiedeke: States there will not be space for skirting, but hardware cloth should be used instead.

Rupert: Confirms that hardware cloth is a good option if possible or needed.

Prebys: States that the wood needs to be finished--cannot be raw.

Dacker: States he is considering building deck unfinished this fall; it will be difficult to stain if 40 degrees outside.

Rupert: States that down to 55 degrees, a coat of paint can be put on.

Davis: States that deck should be stained or painted weather permitting, whether in fall or spring.

Dacker: Asks if the next step is to go to the zoning board.

Kochanek: States the zoning board will not be necessary. You will need to talk to the planning staff prior to applying. States that the concern would be if any existing structures would be torn down.

Dacker: States that an old shed that is in disrepair would be torn down.

Kochanek: States that the limit is two accessory structures in the applicant's zoning district. For the shed, a demo permit will be required--can be found online.

Dacker: Asks if garage will be possible in future.

Stevenson: States that HDC does not take demolitions lightly. States that applicant needs to have a reason for the demo.

Dacker: States that he does not anticipate there will be issues with the shed being demolished. It does not appear to add any value to the neighborhood.

Stevenson: States that what the commission will need are photos of the shed and plan layouts for the garage. The building of a garage should not be an issue.

Dacker: Asks if the detached garage in itself would be an issue. Asks what is appropriate for window replacement. States that replacing with like-kind wood windows will be expensive.

Stevenson: States that a fact sheet for windows is available. States that the HDC requires replacing with like materials. If vinyl windows are present, the HDC cannot require removal, but does not permit using vinyl windows as replacements in the district. States that photos of the windows and spec sheets for the replacements will be required.

215 S Washington

Applicant: Pace Nielson and Chantel Nielson

Discussion: P. Nielson: States there questions regards HVAC and placements of condensers. Asks where air conditioning condensers can be placed outside.

Stevenson: States that it is important that it is not visible from front of house.

P. Nielson: States that they would like it on the north side of the house, tucking one completely out of view and the other partially out of view with plants/shrubs.

C. Nielson: Asks about funding for restoring historic properties.

Kochanek: States that there is a tax credit that has been reintroduced at the state level, but that it is not been passed yet. It is the only state specific revenue for residential preservation. States to check with Michigan Historic Preservation Network.

Chantel Nielson: Asks about an easement--something to protect the property so that it is not turned into a commercial property.

Kochanek: States applicant can contact the MI Historic Preservation and put an easement on file with them.

P. Nielson: Asks if there are any fact sheets, dos and don'ts for decks.

Stevenson: States that the HDC has a porch fact sheet.

Prebys: States he (at his home) did a patio.

C. Nielson: Asks if decks have to have a roof.

Prebys: States that they do not.

Prebys: Advises to have a plan for the deck/porch so that applicant doesn't have to undo any work.

Schmiedeke: Encourages applicant to consider a patio.

P. Nielson: Asks if outside of the condensers, any other things needed approval.

Stevenson: States to include any other exterior changes involved in the HVAC--like pipes-on the application.

31 N Washington

Applicant: Deja Vu - Not Present; represented by staff, Cynthia Kochanek

Kochanek: States applicant is keeping the outdoor sign, but revamping it with LED bulbs and backlighting and changing the grid lines on the sign so that no lines are visible. States that this is a special historical sign in our community.

Davis: States he is very concerned about the LED bulbs. States he is concerned they will read as blue. Feels LED bulbs will not match with the sign and will not keep the current look of the sign. States that LEDs are wrapped in a haze that blocks the diode, which will produce a hazy yellow bulb.

Schmiedeke: States that this will be a lot of light bulbs.

Prebys: States that the look of this historic sign will change significantly because of the light bulbs. Also, he is concerned with the brightness of the sign with LEDs.

Kochanek: Asks if LED backlighting is okay, but exterior lighting with LEDs is not.

Stevenson: Seconds the concern of how bright the sign will be with LEDs. Some LED options--globes; antique, vintage, warmer yellow--could be viable, as long as they maintain the same style and are not too bright. Applicant should bring in samples of proposed lit bulbs compared to current lit bulbs in order to show the difference in color and brightness.

Kochanek: Asks to confirm if HDC is saying they need more info: 1) the temperature of the LEDs and 2) to see if the applicant can match what is already there.

Davis: Seconds Commissioner Stevenson's ideas. Asks if commission is okay with the line style change from black to clear.

Rupert: States that the lines are part of the charm of sign.

Kochanek: Asks if lines are changed, should they have a color tone.

Davis: States he thinks it should have a color tone, black or grey.

Schmiedeke: Asks why applicant feels they need to do this. States that she notices a few grids missing and needed repair.

Kochanek: States that she thinks the applicant simply wants to revamp the sign.

Davis: Questions whether this is repair or replace.

Prebys: Seconds Davis. States that it must be like for like.

Stevenson: Confirms that there are options for repair at least as inexpensive as replacement.

Davis: States changes will not go unnoticed because of the visibility of the sign. Reminds applicant that they should be careful before making changes without consulting with the HDC.

Kochanek: States that, in other business, Deja Vu put up a new sign awning and that she will be writing a letter to them.

Schmiedeke: States that there appears nothing wrong with the current marquee sign.

Prebys: States that the interior wiring could be shot, and that LEDs are less expensive.

ADMINISTRATIVE APPROVALS

169 N Washington and 46-54 N Huron

**Application is for reroofing for 169 N Washington and painting for 46-54 N Huron.*

Motion: Prebys (second: Schmiedeke) moves approval of the administrative approvals for reroofing at 169 N Washington and painting at 46-54 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

211 Maple

Stevenson: Asks that when the HDC is out and about, members should check out the shed that the applicant referenced.

6 S Washington (Old Elbow Room)

Stevenson: States that the awning has not been replaced appropriately yet. Asks for an update on this project.

118-120 Maple

Rupert: States he and Commissioner Schmiedeke visited the property recently, and by his guess the structure was built in the 1920s-1930s. The exterior on the front, north and east side is sound. It's on an old cement pad. The south side the siding is falling off and needs replacement. The windows are boarded up. The east and south sides of the pyramid roof were replaced with particle board and bad shingles. The original roofing was tiny groove boards. Over time, the east and south side of the roofs have disintegrated and now there are large holes in the roof. There are three rafters that need to be replaced. States he sees no reason that the structure cannot be repaired.

Schmiedeke: States it is in one corner of the backyard. There's no driveway, but it could be used for storage.

Rupert: States it's currently being used to store wood. It needs three rafters replaced. New roof sheeting on east and south sides and shingles. And siding on the south side.

Davis: Adds that the tree hanging from the neighbor's property needs to be trimmed.

Rupert: Confirms it is a good viable structure and can be used and repurposed.

Stevenson: Asks if there was a demo application submitted.

Kochanek: Confirms it will be at the next meeting. Asks Ron to voice concerns to applicant at next meeting. Adds that building department would like to see the structure taken down.

Schmiedeke: Asks why the building department does not want to approve.

Kochanek: States that the issue stems from a complaint by the neighbor that there are holes in the roof.

Stevenson: States that this will be the worst demo by neglect precedent that would be set by the HDC.

Rupert: States it would be cheaper to repair than replace.

Davis: Assumes that the neighbors would allow the owner to come onto their property to repair the shed.

Stevenson: Asks if at the next meeting it will be the public hearing item.

Kochanek: Confirms the HDC will see it as a public hearing item at the next meeting.

216 N Washington

Rupert: Confirms the outbuilding got the final approval from building department, and it is perfect. Owner wants to change it from a wood floor to a cement floor.

315 N Grove

Schmiedeke: States that they put in a new fence and it is not painted. They need a letter.

Prebys: Adds that the fence was approved, it simply needs to be painted.

12 N River

Schmiedeke: States that this is a vacant lot and the owner is wanting to build a house there and is looking for a contractor.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 10, 2017

Commissioner Davis states that there was an error in the previous minutes and requests that staff change "118-120 Oak" to "118-120 Maple" in the motion section of 118-120 Maple.

Motion: Rupert (second: Davis) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Davis) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:41 p.m.